

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON APPLICATION BY THOMAS J. WEEKS AND OTHERS, PARCELS 21, 23, AND 24, SOUTH END URBAN RENEWAL AREA FOR APPROVAL OF THE REDEVELOPMENT PROJECT AND CONSENT TO THE FORMATION OF ROXSE HOMES, INC.

A. The Hearing. A public hearing was held at 2:30 P. M. on August 8, 1968, in the offices of the Boston Redevelopment Authority (hereinafter called "the Authority") at 73 Tremont Street, Boston, Massachusetts, by the Authority on an Application (hereinafter called "the Application") filed by Thomas J. Weeks, Fitz H. Payne, Margaret P. Fisher, John Barclay, and Richard Wertz, (hereinafter called "the Applicants") for authorization and approval of a redevelopment project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960, as amended, (hereinafter called "the Project"), and for consent to the formation of ROXSE Homes, Inc., a corporation to be organized under the provisions of said Chapter 121A for the purpose of undertaking and carrying out the Project, due notice of said hearing having been given previously by publication on July 19 and July 25, 1968 in the Boston Herald Traveler, a daily newspaper of general circulation published in Boston, and mailing postage prepaid, in accordance with Rule 8 of the Rules and Regulations of the Authority for securing the approval of Chapter 121A Projects, and in accordance with the provisions



of Section 13 of Chapter 652 of the Acts of 1960, as amended. Rt. Rev. Msgr. Francis J. Lally, Chairman of the Authority, and James G. Colbert, George P. Condakes, and Patrick Bocanfuso, members of the Authority, were present throughout the hearing.

B. The Project. The Project consists of the purchase by ROXSE Homes, Inc. of South End Urban Renewal Area Disposition Parcels 21, 23 and 24 (hereinafter called "the Project Area"), and the construction, operation and maintenance thereon of a building apartment complex consisting of 15 separate buildings of various heights distributed over the three disposition parcels and containing approximately 373 dwelling units with appurtenant facilities including community areas, landscaping, walkways, driveways, approximately 12,900 square feet of commercial space and on-site parking facilities to accommodate 272 automobiles. Said Parcels 21, 23, and 24 are shown on plans entitled "Delivery Parcel Plan" prepared by Charles A. Maguire and Associates, dated respectively. (Exhibits B-1, B-2 and B-3, respectively of the Application.)

C. Authority Action. In passing upon the Application, the Authority has considered the Application itself, all documents, plans and exhibits filed therewith or referred to therein, the oral evidence presented at the hearing, the exhibits offered in evidence at the hearing and the arguments and statements made at the hearing. The members of the Authority have also viewed the Project Area.

D. The Project Area. The Project as defined in the Application constitutes a "Project" within the meaning of said Chapter 121A, Section 1, of the General Laws, providing, as it does, for the construction, operation and maintenance of decent, safe and sanitary residential buildings in part of a larger area which was previously declared to be a substandard and decadent area under Chapter 121 of the General Laws by the Authority on September 23, 1965. This finding was concurred in by the Boston City Council in its resolution approving the South End Urban Renewal Plan, and by the Division of Urban and Industrial Renewal, and the Project Area was taken by the Authority by eminent domain in furtherance of said Urban Renewal Plan.

Conditions exist which warrant the carrying out of the Project in accordance with the legislative mandate contained in Chapter 121A of the General Laws and the Application constitutes a "project" within the meaning of that law. As stated above, the Project Area is included within a larger area which the Authority has already found to be substandard and decadent under the provisions of Chapter 121 and has been taken by eminent domain. The purposes of Chapter 121A and Chapter 652 of the Acts of 1960, as amended, will be met by the carrying out of the Project as it will provide desirable housing accommoda -



tions for low and moderate income families, especially those with children, of which there is a serious shortage in Boston.

E. Cost of the Project. In the opinion of the Authority, the cost of the project has been realistically estimated in the Application and the Project is practicable. The Applicants have applied for a mortgage insurance commitment from the Federal Housing Administration to insure the mortgage in the amount of \$7,472,000 under Section 221(d)(3) of the National Housing Act. All of the funds which will be required in addition to those obtained from the Federal Housing Administration mortgage financing are already available to the Applicants. Simultaneously with the execution of the Land Disposition Agreement between the Authority and ROXSE Homes, Inc., ROXSE Homes, Inc. will deposit with the Authority 20% of the purchase price for the Project Area and the balance of said purchase price will be paid simultaneously with the conveyance of the Project Area by the Authority to ROXSE, Homes, Inc.

F. Master Plan. The Project does not conflict with the Master Plan of the City of Boston. In resolutions adopted by the Authority on September 23, 1965, in approving the South End Urban Renewal Plan, it was found and determined that such Urban Renewal Plan conforms to the Master Plan, as amended, for the locality. The Project conforms to the South End Urban Renewal Plan, as amended.

G. Effect of the Project. The Project will not be in any way detrimental to the best interests of the public or the City or to the public safety or convenience or be inconsistent with the most suitable development of the City. The Project will in fact forward the best interests of the City and will constitute a public use and benefit. The structures to be erected under the Project are attractive and efficiently designed apartment buildings with ample light and air and appurtenant green spaces and will enhance the general appearance of the Area and furnish attractive and necessary accommodations for families of low and moderate income.

Exhibit F of the Application sets forth amounts to be paid by agreement by the 121A Corporation to the City of Boston, in addition to the excise prescribed by Section 10 of Chapter 121A.

The carrying out of the Project will not of itself involve the destruction of buildings occupied in whole or in part as dwellings, since such demolition is to be done, in any event, by the Authority in carrying out its Urban Renewal Plan referred to above whether or not this Application is approved. The Authority will be responsible for the relocation of families displaced from the Project Area. The Project will provide approximately 372 new dwelling units within the Project Area.



The Project Area does not include land within any location approved by the State Department of Public Works for the extension of the Massachusetts Turnpike into the City of Boston.

H. Minimum Standards. The minimum standards for financing, construction, maintenance, and management of the Project as set forth in Exhibit D filed with and attached to the Application are hereby adopted and imposed as rules and regulations (in addition to those hereinafter adopted and imposed) applicable to the Project for the same period as the Project is subject to the provisions of Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960, as amended. The Authority hereby approves any financing made pursuant to Paragraph 8 of the Application which is insured by the Federal Housing Administration notwithstanding that the amount thereof is in excess of 90% of the estimated cost of the Project.

The carrying out of the Project will not require the erection, maintenance, and use of a garage within 500 feet of one or more buildings occupied in whole or in part as a public or private school having more than fifty pupils, or as a public or private hospital having more than twenty-five beds, or as a Church.

To the extent that the Project involves the construction of units which constitute a single building under the Boston Building Code and Zoning law, the Authority declares such units

separate buildings for the purposes of Chapter 138 of the General Laws.

I. Deviations. Exhibit E filed with and attached to the Application, sets forth the permissions requested for the project to deviate from the Zoning Code in effect in the City of Boston.

Each of the permissions requested in Paragraph I of Exhibit E is hereby granted.

For the reasons set forth in the Application and supporting documents, including said Exhibit E, and in the evidence presented at the hearing, and in this report, the Authority hereby finds that each and every one of the granted permissions is reasonably necessary for the carrying out of the Project and may be granted without substantially derogating from the intent and purposes of the applicable laws, codes, ordinances, or regulations, respectively; the Authority is also satisfied, by reliable and generally accepted tests, or by experience in other cities, and on other FHA projects, that the other designs, construction, materials, apparatus, equipment or methods specified in the Application and supporting documents, including Exhibit E, and in the evidence presented at the hearing will sufficiently satisfy the purpose for which it or they are to be used and the purposes of the applicable laws, codes, ordinances, or regulations, respectively.



The Authority hereby finds that the Application and the Project conform to and comply with each and every applicable requirement of Chapter 121A of the General Laws, Chapter 652 of the Acts of 1960, as amended, and the applicable Rules and Regulations of the Authority, and the Authority for these reasons and for the reasons set forth in the Application and supporting documents, including Exhibit E, and the evidence presented at the hearing, and in this report, hereby approves the Project and consents to the formation of ROXSE Homes, Inc., as requested in the Application, and consents to the filing of the Articles of Organization for such corporation substantially in the form annexed to said Application.



MEMORANDUM

November 7, 1968

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

SUBJECT: REPORT AND DECISION ON CHAPTER 121A APPLICATION  
BY THOMAS J. WEEKS AND OTHERS  
PARCELS 21, 23 and 24  
SOUTH END URBAN RENEWAL AREA

SUMMARY: This memo requests that the Board adopt the Report approving the 121A redevelopment project for Parcels 21, 23 and 24, South End, and consent to the formation of Roxse Homes, Inc.

A public hearing was held by the Authority on July 10, 1968, on an application filed by Thomas J. Weeks and others for authorization and approval of a redevelopment project under Chapter 121A of the Massachusetts General Laws and Chapter 652 of the Acts of 1960, as amended, and for consent to the formation of Roxse Homes, Inc., a corporation to be organized under the provisions of said Chapter 121A for the purposes of undertaking and carrying out the project.

The 121A Application has been examined and found to contain sufficient evidence in support of the proposed undertaking to permit the Authority to proceed with the adoption of the attached Report and Decision approving the project.

This development presents an opportunity for the construction of much needed and desirable low and moderate income cooperative housing in the South End Area. As indicated by the Applicants at the public hearing and as stated in the Application, an apartment building complex of varying heights ranging from three to eight stories will be developed on these sites and will contain 373 apartments of one-, two-, three-, and four-bedroom unit composition. Approximately 112 of the larger units will be made available to low income families through a long-term leasing agreement with the Boston Housing Authority.

The Redeveloper expects to receive an FHA mortgage insurance commitment in the amount of \$7,472,000 shortly, at which time the FHA initial closing will be scheduled. Construction work will be commenced within one month of the closing.

As required by Chapter 121A of the General Laws, I recommend that the Authority adopt the Report of the Project and consent to the formation of Roxse Homes, Inc.

An appropriate vote follows:

VOTED: That the Documents presented at this meeting entitled "Report and Decision on Application by Thomas J. Weeks and Others, Parcels 21, 23, and 24, South End Urban Renewal Area, for Approval of the Redevelopment Project and Consent to the Formation of Roxse Homes, Inc." be and hereby is approved and adopted.